

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347

For Sale – Woodview, Scartnamuck, Templemartin, Bandon,
Co. Cork, P72 HY53



- Stunning, immaculately presented 5 Star, reverse living lifestyle property c. 2700 ft²
 - 4 bedroom / 4 bathroom with separate garage
- Magnificent first-floor patio area with beautiful garden and countryside views
 - Generous enclosed plot on 0.9 acres and nearby woodland walks

Offers Over €725,000

Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

A truly unique reverse living home, thoughtfully designed and built by to maximise light, space and the spectacular views. The expansive first-floor living accommodation creates a wonderful sense of openness, with the sitting room opening directly onto a magnificent first-floor patio area. This exceptional outdoor space provides an ideal setting for relaxing, al fresco dining and enjoying the surrounding countryside views, seamlessly extending the living space outdoors.

This is a rare opportunity to acquire a luxurious and elegant lifestyle property, offering fabulous accommodation on an elevated 0.9 acre plot with a beautiful array of mature shrubs and trees. Cleverly designed the 4 bedroom residence blends a bright and spacious 2700 ft² layout with clean and fresh stylish interiors. The property was built and finished to a very high standard and specification by the vendor who is a well renowned builder.

A labour of love, the vendors have invested significant time and resources in the property, resulting in a superb family home that boasts high-quality accommodation, beautifully presented interiors and the jewel in the crown the stunning garden.

Viewing is welcome & highly recommended.

Accommodation c. 250 m²/ 2700 ft²

Entrance Hall 2.7 m x 2.3 m

Bright, wide and welcoming entrance hall provides a superb introduction to the property. Attractive tiled flooring, a large window floods the area with natural light. A beautiful oak staircase beyond the entrance has a warm homely feel to it.

Bedroom One 5.8 m x 4.5 m

Spacious double bedroom with tiled flooring and excellent natural lighting. The room features a large window, ample space and benefits from a private ensuite bathroom featuring a walk-in shower, WC and WHB.

Bedroom Two 6.2 m x 4.5 m

Spacious double bedroom with tiled flooring, built in sliding wardrobes and access to a private ensuite bathroom featuring a walk-in shower, WC and WHB.

Bedroom Three 4.8 m x 2.9 m

Bright and spacious double bedroom with tiled flooring and three windows providing excellent natural light and pleasant garden views to the front.

Bathroom 3.6 m x 2.3 m

Spacious, fully tiled bathroom comprising a jacuzzi style bath, separate shower enclosure, WC and WHB.

Utility 2.5 m x 2.4 m

Practical utility room with fitted storage and plumbed for washing machine. Door leading to the side of the house.

Stairs leading to first floor landing

Kitchen / Dining Room 7.9 m x 4.5 m

Beautiful open-plan kitchen / dining room with tiled flooring, fitted kitchen units with integrated double oven, microwave and dishwasher. The convenient central island boasts ample storage and an integrated hob and extractor fan overhead. Large windows allow for an abundance of natural light and beautiful garden views.

Sitting Room. 5.9 m x 4.7 m

Impressive sitting room featuring a striking brick fireplace with a solid fuel stove, vaulted ceilings with exposed timber beams. Fully tiled throughout. Extensively glazed, this room is bathed in natural light. An expansive sliding door leads directly to magnificent first-floor patio area.

Patio Area

This exceptional outdoor space provides an ideal setting for relaxing, al fresco dining and enjoying the surrounding countryside views, seamlessly extending the living space outdoors.

Bedroom Four 5.4 m x 4.5 m

Light filled, well-presented double bedroom with tiled flooring, dual aspect windows and ample space. Room could be used as a separate living area, study or playroom.

Shower Room / WC 1.9 m x 2.4 m

Well-presented shower room featuring a corner shower enclosure, WC and WHB, complemented by beautifully tiled walls and flooring.

Outside

This wonderful home is magnificently situated on an elevated and beautifully manicured plot c. 0.7 acres boasting an array of mature shrubs and trees and wonderful countryside views. There is a spacious driveway with ample parking.

Detached Garage 5.9 m x 4 m

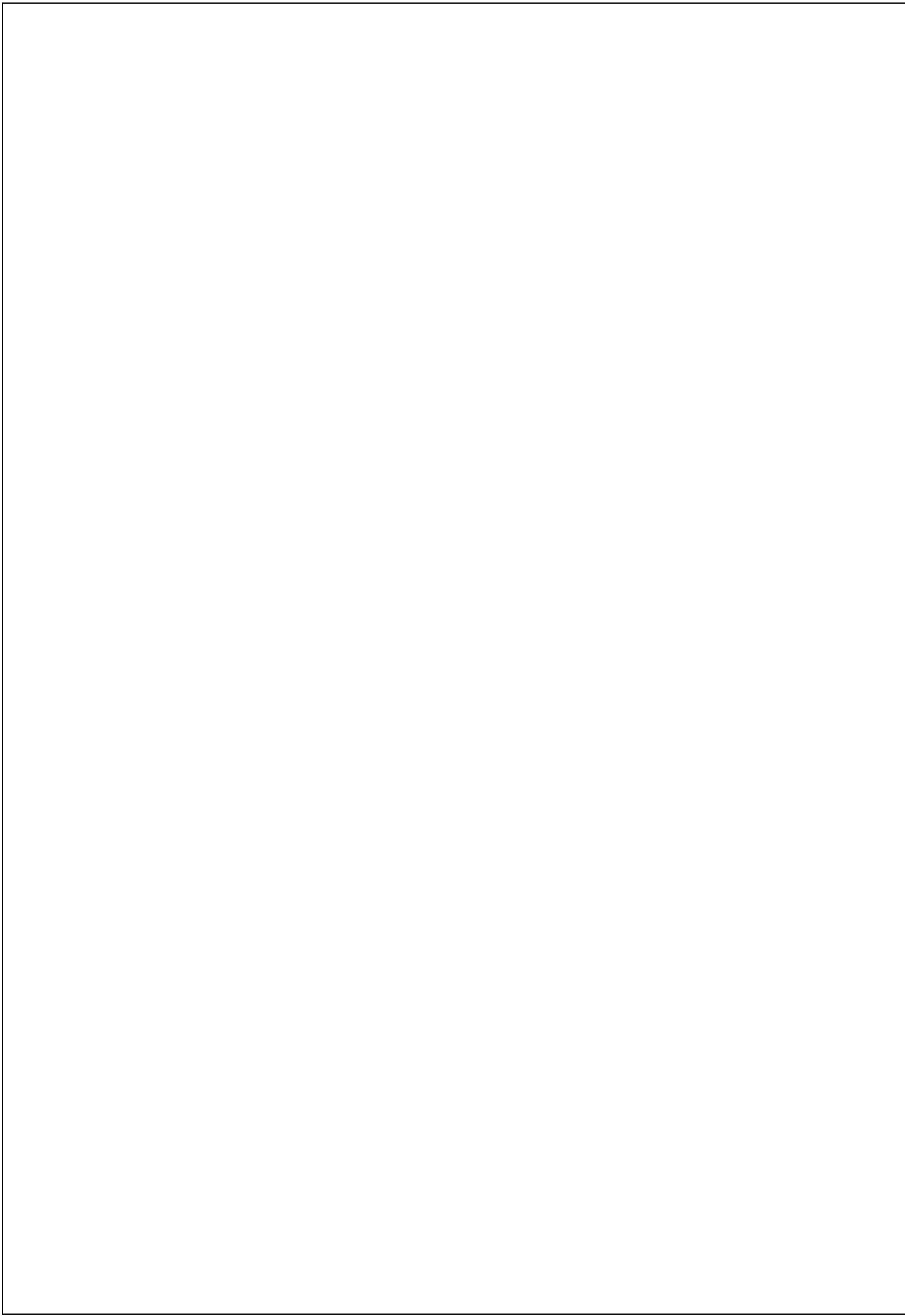
Substantial garage with pedestrian door and roller door, great storage and power supply. There is a stairs that leads to an area currently used as a full gym. Wooden floors throughout.

Services

Mains services include electric, telephone and broadband. Water is via private well and there is a private biocycle septic tank. Brand new air to water heating system and a solid fuel stove in the sitting room.

Directions

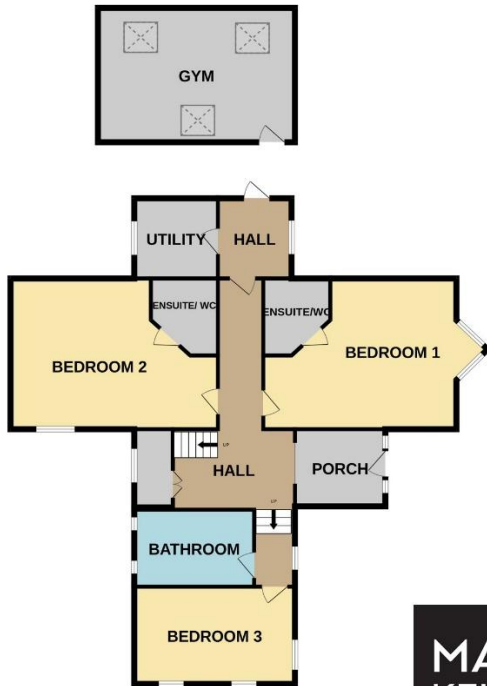
Type P72 HY53 into your smartphone for exact directions





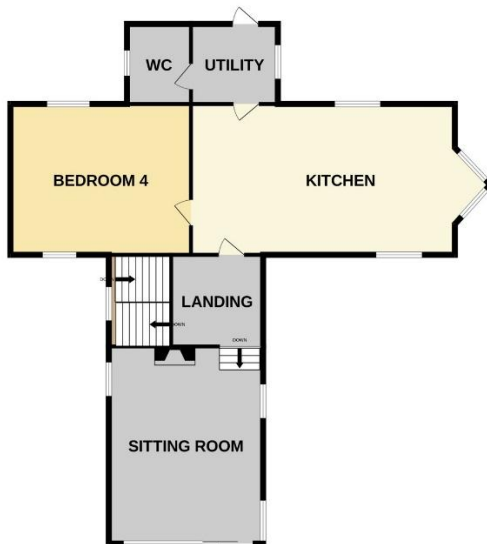


GROUND FLOOR



**MARTIN
KELLEHER**
PROPERTY LTD.
023 88 59111

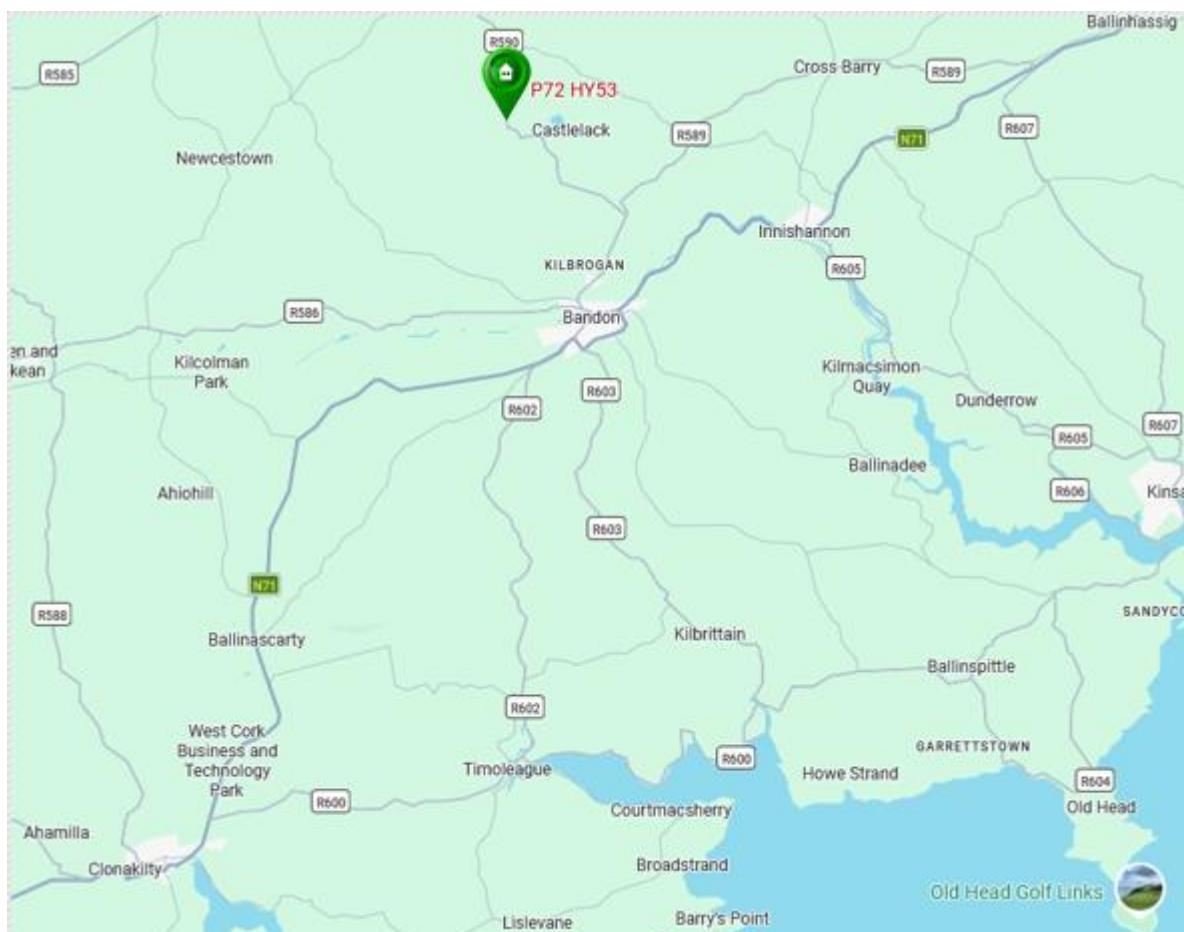
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

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